

IF YOU HAVE
QUESTIONS ABOUT
YOUR PROPERTY...
PLEASE BRING YOUR
SURVEY TO OUR
OFFICE SO THAT WE
MAY HELP YOU

Go to the Town website at:
www.erie.gov/newstead
To find:

1. "Code Book e-code"
2. Fees
3. Forms & Applications
4. Zoning Setbacks, Applications & Minutes
5. Planning Board Minutes, Mtg. Dates & Forms



Legal Notices are printed in the
Akron Bugle for Public Hearings.

DIRECTORY

DEC/Floodplain 518-402-8185

Electrical Inspection

Commonwealth 716-316-7091

Empire 585-798-1849

Erie Cty Health Dept. 961-6800

Erie Cty Water Authority

New Service 685-8208

Billing/Line Problems 849-8444

Highway Departments:

Erie Cty 759-8328

Town of Newstead 542-5412

State 847-3575

Underground Locator:

1-800-962-7962

Utilities:

National Fuel 1-800-962-7962

National Grid 1-800-642-4272

Town of Newstead Building Planning Zoning

>>> Code Enforcement Officer

-Ralph Migliaccio

>>> Sr. Clerk/Planning & Bldg.

-Christine Falkowski

>>> Clerk/Zoning, Assessor & Bldg.

-Julie Brady

HOURS: Mon.-Fri. 8-4:30pm

PHONE: (716) 542-4574

FAX: (716) 542-3702

WEBSITE:

www.erie.gov/newstead

5 Clarence Ctr. Rd., (P O Box 227)

Akron, NY 14001



BUILDING

Code Enforcement Officer, Ralph Migliaccio, reviews/approves building permits and completes building inspections.

Building permits are required for almost everything! Please call our office to see if you need one before starting your project. (542-4574)

Requirements for Building Permit:

1. Completed application
2. Survey
3. Plans/Drawings
4. Insurance for the person or contractor doing the project
5. Fee

*Building Permits are valid for one year except pool permits are only valid for three months.

Electrical inspections must be completed by Commonwealth or Empire.

Check with our office to see if you are in a floodplain or wetland prior to buying or making plans to build anything.

PLANNING

The Planning Board usually meets the second and fourth Mondays each month.
(Work Session at 7:30pm; Meeting at 8:00pm)

Application Deadline is 30 days prior to your meeting.

Fee: See Fee Schedule on the Town website

Subdivision:

When changing property lines, subdivision approval is required. Please see application requirements @ www.erie.gov/newstead Bldg. Dept.—Forms/Applications—Subdivision Application.

Please make an appointment with the CEO and bring your survey.

The Planning Board also reviews applications for:

- Site Plan
- Special Use permits
- Change in use
- Variance requests
- Rezoning requests

Planning Board Members:

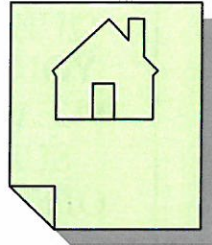
Tom Cowan - Chairman
Terry Janicz
Andy Kelkenberg
John Potera
John Olaf
Don Hoefler
Erik Polkowski



ZONING

Variance requests are heard after you have been denied a building permit by the CEO.

Call the Zoning Officer:
Ralph Migliaccio with any zoning questions (542-4574)



The Zoning Board of Appeals meets the fourth Thursday of the month at 6:30pm if they have an application before them.

Variance Requests must be submitted no later than 10 days prior to a meeting.

Fee: \$200 (non-refundable)

Variance requests are valid for one year and construction must begin within six months of receiving the variance.

All Use variance requests require a SEQR/environmental review.

Minimum Lot Size (RA Zone)=150' x 300'

A survey of the property and drawings of the project are required.

Zoning Board Members:

William Kaufman, Chairman
Corky Keppler
John Klodzinski
Adam Burg
Harold Finger
Fred Pask, Alternate
Cheryl Esposito, Alternate